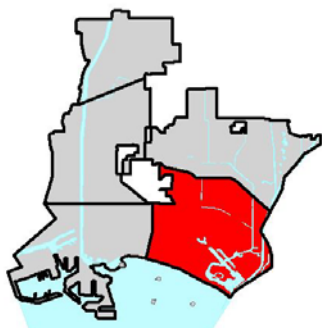


# JUNE 2006

## South-East Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Mercedes McLemore, South East Long Beach Community Planner, at (562) 570-6439 or via email at [Mercedes.McLemore@longbeach.gov](mailto:Mercedes.McLemore@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the Internet at:

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)

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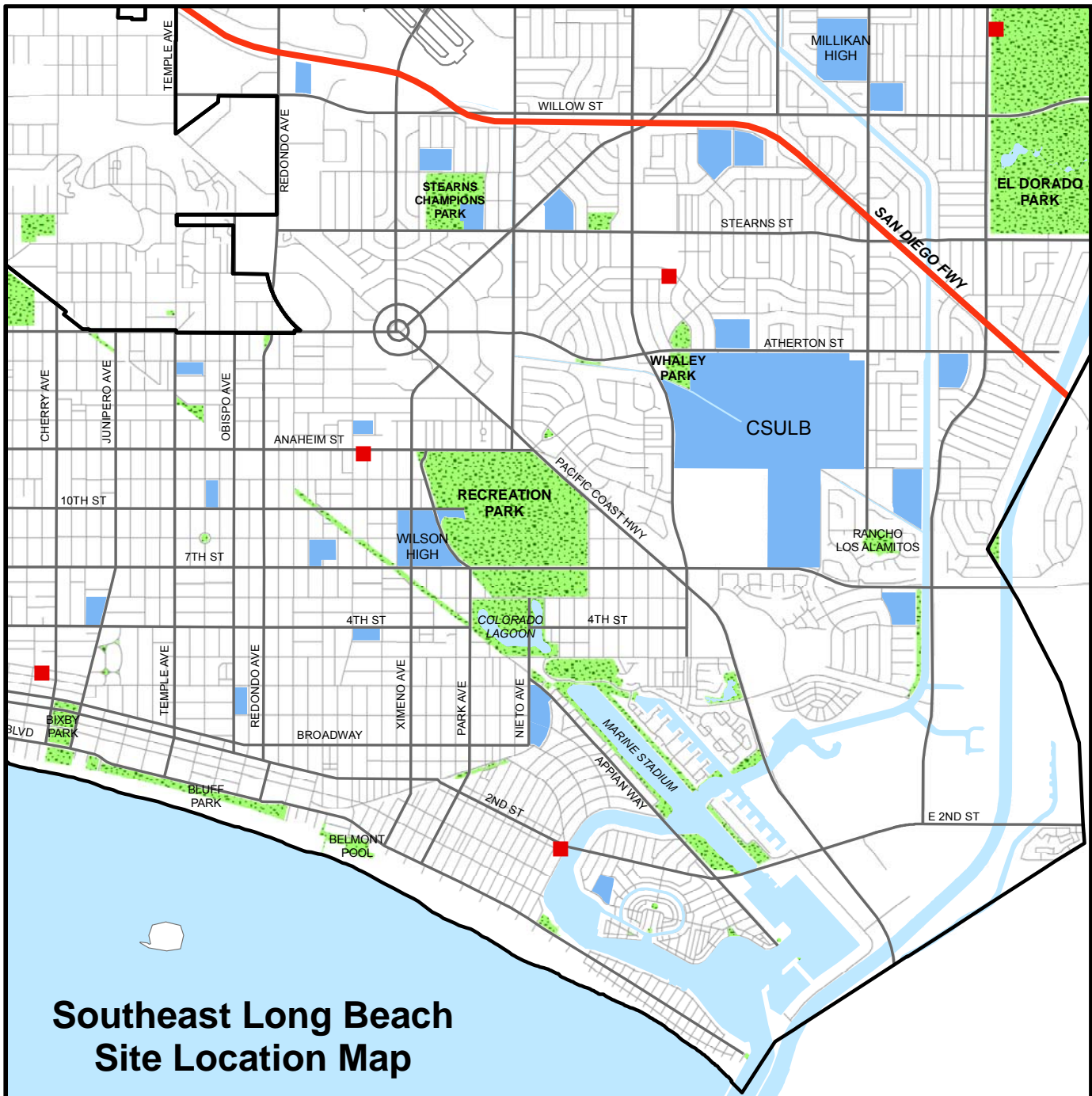
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### ACTIONS ON COMPLETED CASES

1. **Case No. 0603-81; 331 St. Joseph.** Request for Standards Variance. Proposed driveway clearance of 8'1" instead of the required 9'. Conditionally Approved by the Zoning Officer on May 8, 2006. Project Planner: Cuentin Jackson
2. **Case No. 0603-03; 143 Roycroft Avenue.** Request for Standards Variance. Proposed concrete patio and property wall. Approved by the Zoning Officer on May 8, 2006. Project Planner: Jaime Ustin
3. **Case No. 0510-12; 2201 Lakewood Blvd.** Request for Conditional Use Permit to open and operate a deferred deposit service business (otherwise known as Payday Advance Service). Approved by Planning Commission on March 16, 2006, appealed to City Council, where it was denied. Project Planner: Steven Valdez
4. **Case No. 0601-34; 1200 Ohio Avenue.** Request for Condominium Conversion. Proposed conversion of an existing 8-unit apartment building into condominiums. Approved by Planning Commission on May 4, 2006. Project Planner: Jeff Winklepleck
5. **Case No. 0601-26; 1062, 1064 & 1066 E. 2<sup>nd</sup> Street.** Request for Local Coastal Development Permit and Condominium Conversion for an existing 7-unit apartment building. Approved by Planning Commission on May 18, 2006. Project Planner: Lynette Ferenczy
6. **Case No. 0604-12; 1425 Termino Avenue.** Request for Standards Variance. Proposed addition of 450 square feet instead of 250 square feet to a small one-bedroom duplex unit. Approved. Project Planner: Jaime Ustin
7. **Case No. 0603-10; 3529 E. Broadway.** Request for Condominium Conversion. Proposed conversion of an existing 10-unit apartment building into condominiums. Scheduled Hearing of the Planning Commission on May 18, 2006. Project Planner: Derek Burnham
8. **Case No. 0603-11; 1485 Obispo Avenue.** Request Condominium Conversion. Proposed conversion of an existing 8-unit apartment building into condominiums. Approved by Planning Commission on May 18, 2006. Project Planner: Jeffrey Winklepleck
9. **Case No. 0603-68; 4113 E. 10<sup>th</sup> Street.** Request for Condominium Conversion. Proposed conversion of existing 6-unit apartment building into condominiums. Approved by Planning Commission on June 1, 2006. Project Planner: Lynette Ferenczy
10. **Case No. 0603-07; 700 Redondo Avenue.** Request for Conditional Use Permit to allow the sale of beer and wine. Scheduled Hearing of the Planning Commission on May 18, 2006. Project Planner: Derek Burnham



11. **Case No. 0604-18; 351 Havana Avenue.** Request for Standards Variance. Proposed extension of a pre-existing permitted non-conforming 6' fence which enclosing the existing swimming pool at the technical front (actual side) of the property. Conditionally Approved. Project Planner: Mark Hungerford
12. **Case No. 0604-21; 380 Panama Avenue.** Request for Standards Variance. Proposed side yard setback of 3' 7.5" instead of the required 4'. Conditionally Approved. Project Planner: Cuentin Jackson
13. **Case No. 0511-27; 690 Studebaker Road.** Request for Conditional Use Permit. Proposed addition of a front building of the existing power plant that will be used as a non-profit vocational training facility to train disadvantaged youth and women. Approved by Planning Commission on May 18, 2006. Project Planner: Lemuel Hawkins
14. **Case No. 0511-37; 274 Argonne Avenue.** Request for Standards Variance. Proposed addition to existing residential second story improvement that was built in 1923. The south side of the house is considerably taller than the other homes in the immediately surrounding area. Applicant is proposing an addition that is equally as tall as the south side of the home. Approved on May 17, 2006. Project Planner: Lemuel Hawkins
15. **Case No. 0604-22; 140 Prospect Avenue.** Request for Standards Variance. Approved. Project Planner: Steven Valdez

#### **PENDING CASES PREVIOUSLY REPORTED ON**

16. **Case No. 0603-02; 1130 Newport Avenue.** Request for Condominium Conversion. Proposed conversion of 20 existing apartment units to condominiums. Incomplete Application. Project Planner: Lynette Ferenczy
17. **Case No. 0510-14; 5455 E. Sorrento Drive.** Request for Local Coastal Development Permit. Applicant proposing to enlarge the first floor, and add a second floor to existing single-family residence. Project Planner: Monica Mendoza
18. **Case No. 0512-14; 2842 Temple Avenue.** Request for Conceptual Site Plan Review of proposed 11,309 square foot warehouse expansion for vehicle storage. Project Planner: Monica Mendoza
19. **Case No. 0510-28; 1739 Termino Avenue.** Request for Site Plan Review. Applicant is proposing a new commercial building. Project Planner: Steve Valdez
20. **Case No. 0510-25; 3644 E. 17<sup>th</sup> Street.** Request for Standards Variance. Proposed addition to existing single-family dwelling totaling 1,108 square feet (136 sq. ft. on first floor, 889 sq. ft. on second floor). Project Planner: Derek Burnham
21. **Case No. 0511-42; 5600 E. 7<sup>th</sup> Street.** Request for Site Plan Review. Proposed new commercial development consisting of a single story structure at the Southeast corner of Flint and 7<sup>th</sup> Street with shared parking for a two-story structure at the Northwest corner of Pacific Coast Highway and Winslow. Applicant is proposing a total of 8,675 square feet for retail and office use. Project Planner: Jeff Winklepleck
22. **Case No. 0512-29; 5116-5162 & 5179 Anaheim Road, and 1400 N. Greenbriar Road.** Request for Site Plan Review and Subdivision. Proposed demolition of 64 existing apartment units, all with off-street parking, to replace with 34 attached town homes with attached 2-car garages and onsite guest parking. Incomplete Application. Project Planner: Derek Burnham
23. **Case No. 0512-22; 2524-2530 & 2540-2546 E. 10<sup>th</sup> Street.** Request for Condominium Conversion. Proposed conversion of two existing apartment buildings into 8 condominium units. Incomplete Application. Project Planner: Monica Mendoza

24. **Case No. 0603-80; 1393 Belmont Avenue.** Request for Standards Variance. Proposed second-story addition to existing house (2 bedrooms and a bathroom) that will encroach into the required side yard setback. Project Planner: Monica Mendoza
25. **Case No. 0604-20; 4216 E. 11<sup>th</sup> Street.** Request for Standards Variance. Project Planner: Derek Burnham
26. **Case No. 0604-13; Street Median at 55<sup>th</sup> and Ocean Blvd.** Request for Sign Standards Waiver. Proposed community identification sign. Incomplete Application. Project Planner: Lynette Ferenczy.
27. **Case No. 0604-03; 431 & 433 Bonito Avenue.** Request for Subdivision Map. Proposed tract map for 3-unit condominium project. Project Planner: Jaime Ustin

### **SCHEDULED HEARINGS**

28. **Case No. 0601-10. City Wide.** Big Box Retail Standard. Proposed amendment to the Zoning Ordinance regarding large retail establishments. For commercial establishments and centers over 80,000 square feet in size and prohibit stores greater than 100,000 square feet in size that have greater than 10% of floor area dedicated to non-taxable merchandise, with exemptions for membership clubs that sell primarily bulk merchandise. Project Planner: Scott Mangum
29. **Case No. 0601-11. City Wide.** Condominium Conversion Fee. Proposed amendment to the Zoning Ordinance and Subdivision Regulations to establish a fee related to Condominium Conversions to support the Housing Trust Fund. Scheduled Hearing of the Planning Commission on June 15, 2006. Project Planner: Steve Gerhardt.
30. **Case No. 0601-12. City Wide.** Adaptive Re-Use. Proposed amendment that will amend the downtown planned development district (PD-30) to incorporate standards for adaptive re-use of commercial buildings. Scheduled Hearing of the Planning Commission on June 15, 2006. Project Planner: Derek Burnham
31. **Case No. 0601-13. City Wide.** Density Bonus. Proposed amendment to the City's density bonus standards for residential projects to conform to the State of California guidelines. Scheduled Hearing of the Planning Commission on June 15, 2006. Project Planner: Mercedes McLemore
32. **Case No. 0505-19; 4200 E. Anaheim Street.** Request for Site Plan Review, subdivision, zone change and lot merger. Proposed construction of 32 condominium units in a new three-story building over subterranean parking. Scheduled Hearing of the Planning Commission on July 6, 2006. Project Planner: Jeff Winklepleck
33. **Case No. 0603-93; 1906-1910 E. 6<sup>th</sup> Street.** Request for Condominium Conversion. Proposed conversion of 5 existing apartment units to condominiums. Scheduled Hearing of the Planning Commission on July 6, 2006. Project Planner: Jeffrey Winklepleck
34. **Case No. 0511-25; 2200 Lakewood Boulevard.** Request for Site Plan Review. Proposed 6,400 square foot commercial building. Scheduled Hearing of the Planning Commission on June 15, 2006. Project Planner: Derek Burnham
35. **Case No. 0605-35; 210 E. 3<sup>rd</sup> Street.** Request for approval of a Finding of General Plan Conformity for a proposed alley vacation and Site Plan Review. Standards Variance and Vesting Tract Map No. 64636 to construct a five-story mixed-use development and parking structure with 104 residential units, approximately 15,000 square feet of commercial space and 394 parking spaces. Project Planner: Jamilla Vollman
36. **Case No. 0606-05; 65 66<sup>th</sup> Place.** Request for lot merger. Tentatively Scheduled Hearing of the

Zoning Administrator on July 10, 2006. Project Planner: Jaime Ustin

- 37. **Case No. 0604-07; 1225 Belmont Avenue.** Request for Condominium Conversion. Proposed conversion of an existing 8-unit building to condominiums. Scheduled Hearing of the Planning Commission on August 3, 2006. Project Planner: Mark Hungerford
- 38. **Case No. 0603-01; 1190 Newport Avenue.** Request for Condominium Conversion. Proposed conversion of 19 existing apartment units to condominiums. Tentatively Scheduled Hearing of the Planning Commission on September 7, 2006. Project Planner: Jaime Ustin

### **NEW APPLICATIONS FILED**

- 39. **Case No. 0606-03; 2600 Redondo Avenue.** Request for sign standards waiver. Proposed signage on the outside of the North elevation. Incomplete Application. Project Planner: Lynette Ferenczy
- 40. **Case No. 0606-04; 1138 Loma Avenue.** Request for Standards Variance. Proposed addition of a new 2<sup>nd</sup> story and first floor addition to an existing house on a twenty-five foot (25') wide lot. Applicant also plans to add a new two (2)- car garage at the rear of the lot with access from the alley. Project Planner: Scott Kinsey
- 41. **Case No. 0606-01; 2800 E. 4<sup>th</sup> Street.** Request for a Certificate of Compliance. Proposed conversion of an auto repair use to a restaurant with standards variance items approved a few years ago. This project is currently in plan check. Project Planner: Lynette Ferenczy
- 42. **Case No. 0605-37; 4510 E. Pacific Coast Highway.** Request for Site Plan Review. Proposed cohabitation on a rooftop for a cell site. Project Planner: Mark Hungerford
- 43. **Case No. 0605-39; 6604 & 6606 Bayshore Walk.** Request for Local Coastal Development Permit. Proposed demolition of an existing duplex to build a new single-family residence. Incomplete Application. Project Planner: Lynette Ferenczy
- 44. **Case No. 0605-45; 211 Newport Avenue.** Request for Standards Variance. Project Planner: Jaime Ustin

## IMPORTANT PHONE NUMBERS

Council Member (3rd District), Frank Colonna	(562) 570-6310
Council Member (4th District), Patrick O'Donnell	(562) 570-6918
Police, toll free, anonymous, Gang Tip	1-(866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Beaches	(562) 570-1582
Graffiti in City Parks	(562) 570-4895
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues and Street Median Issues, Tom Shippey	(562) 570-4899
Historic Preservation	(562) 570-6864